

What's the PENALTY

Violation	Level 2 STAR Participation	Level 1 STAR Participation	Non- Participating STAR
1 st Violation	\$250 Fine	\$350 Fine	\$500 Fine
2 nd Violation within 12 months	\$500 Fine	\$600 Fine	\$1500 Fine
3 rd or more Violation within 12 months	\$600 Fine	\$800 Fine	\$2000 Fine

The figures above are appropriate minimum penalties for a licensee's failure to comply with an applicable statute, rule or ordinance relating to the license. However, the level and order of the penalties will be at the sole discretion of the City Council.



★ STAR PROGRAM



The Safer Tenants and Rentals Program (STAR) helps rental property owners and managers play an active role in community

**“BUILDING A BETTER
COMMUNITY THROUGH
PARTNERSHIPS”**

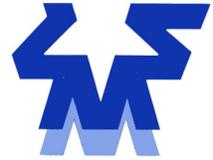
City of West St. Paul

Police Department
Crime Prevention
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West Saint Paul Police Department
Crime Prevention Unit
1616 Humboldt Ave.
West St. Paul, MN 55118



★ What is the STAR Program?

To promote crime free housing, the city of West St. Paul encourages rental properties to voluntarily participate in the Safer Tenants and Rentals Program (STAR). The STAR Program enhances the quality of rental living by providing an opportunity to partner with the City to enforce community standards.

The STAR program has varying levels of participation by property owners/managers; a higher level of participation (more stars) displays a commitment to higher standards. By attaining more stars for their participation in the program, owners/managers may lessen their exposure to fines.

The STAR program is free to participants, and can be a means to reduce penalties for property owners in violation of City Code.



★ Levels and Requirements

More than 3 Dwelling Units. For Rental Property Owners with more than three (3) Dwelling Units, the following criteria set forth the STAR requirements for each participation level.

Level 1 ★ **Mandatory Participation:**

- * Use a Minnesota Crime Free Housing Lease Addendum or equivalent.
- * Provide the City a copy of rental criteria regarding tenants with criminal backgrounds.
- * Upon request, provide a copy of Third Party Background Check procedures for Tenants.
- * To actively pursue the eviction of non-compliant tenants.

- * Within twelve (12) months of joining the STAR program, Rental Property Managers and/or Owners need to complete one of the three phases of the Minnesota Crime Free Rental-Housing program. (See Enclosed Brochure for different phases)

- * Attend 25 % of R.O.M.A. (Responsible Owners and Managers Association) meetings.

Level 2 ★★ **Participation:**

Achieve Level 1 and add the following:

- * Within twelve (12) months of joining the STAR program, Rental Property Owners and/or Managers need to complete all three phases of Crime Free Rental-Housing training and receive a certificate

of completion by the City. (See Enclosed Brochure for different phases)

- * Attend 50% of R.O.M.A. (Responsible Owners and Managers Association) meetings.

1-3 Dwelling Units. For Rental Property Owners with 1-3 Dwelling Units, the following criteria set forth the STAR requirements for each participation level.

Level 1 ★ **Mandatory Participation:**

- * Use a Minnesota Crime Free Housing Lease Addendum or equivalent.

- * Upon request, provide a copy of Third Party Background Check procedures for Tenants.

- * Actively pursue the eviction of non-compliant tenants.

Level 2 ★★ **Participation:**

Achieve Level 1 and add the following:

- * Within twelve (12) months of joining the STAR program, Rental Property Owners or Managers need to complete all three phases of Crime Free Rental-Housing training and receive a certificate of completion by the City. (See Enclosed Brochure for different phases)

- * Attend 50% of R.O.M.A. (Responsible Owners and Managers Association) meetings.

- * Have no unresolved City Code violations.

